

## MINUTES ADOPTED BY CITY COUNCIL

Greenville, NC  
January 22, 2005

The Greenville City Council met for its annual planning session on the above date at 8:00 AM at the Sports Connection, with Mayor Robert D. Parrott presiding. The meeting was called to order, followed by the invocation by Council Member Craft. The following were present.

Mayor Robert D. Parrott  
Mayor Pro-Tem Ric Miller  
Council Member Mildred A. Council  
Council Member Ray Craft  
Council Member Pat Dunn  
Council Member Rose H. Glover  
Council Member Chip Little  
Wayne Bowers, City Manager  
Wanda T. Elks, City Clerk  
David A. Holec, City Attorney

### APPROVAL OF AGENDA

Motion was made by Council Member Dunn and seconded by Council Member Council to approve the agenda as presented. Motion carried unanimously.

### STATUS OF CITY CONSTRUCTION PROJECTS

Mr. Tom Tysinger, Director of Public Works, gave a status report on the nine major capital projects currently underway as follows:

1. Administrative Facilities. The \$11.1 million project involves an expansion/renovation to the existing Greenville Utilities Commission building and renovations to the Municipal Building. The construction is 15% complete. The issues include the IT design/installation, A/V design/installation, security design/installation, and hazard mitigation. The anticipated completion date for the Greenville Utilities Commission expansion/renovation is April 2006. The anticipated completion date for the Municipal Building renovation is December 2006.
2. Fire/Rescue Station No. 6 and Training Center. The \$3 million Fire/Rescue Station Project is 15% complete, with an anticipated completion date of August 2005. The key issues on this project include the Fire Tower/Burn Building procurement, fire/smoke training system, and furnishings procurement.
3. Carver Library. This \$1.2 million project includes a 4,200 square foot expansion and renovation of the existing building. The project is 20% complete, with an anticipated

completion date of July 2005. The key issues include furnishings procurement and the library being closed March through June.

4. Greenfield Terrace Community Building. This \$400,000 project includes a 4,000 square foot multi-purpose building and a 1000 square foot covered porch. It will include a restroom and warming kitchen. The project is 20% complete, with an anticipated completion date of April 2005.
5. Science and Nature Center. This \$1.75 million 10,000 square foot facility includes a 72-seat auditorium,. 4,000 square foot exhibit area and a 10,000-gallon aquarium. The building is 100% complete and the exhibits are 50% complete. The anticipated completion date of the entire project is March 2005.
6. Greene Street Bridge. This \$1.225 million project involves relocation of the historic truss bridge from Tar River to Town Creek. The project also involves constructing pedestrian walkway and overlooks. It is a future connector to the South Tar River Greenway. This is a North Carolina Department of Transportation Enhancement Project that is 75% complete, with an anticipated completion date of March 2005.
7. Greene Street Streetscape. This \$470,000 North Carolina Department of Transportation Enhancement Project involves relocating overhead utility lines underground, constructing sidewalks and providing landscape/screening. The final plans are under review by the Department of Transportation. The project bid is anticipated to be done in the spring of 2005, and the project construction is scheduled to begin summer 2005.
8. Tenth Street Connector. This \$18.5 million project involves a local commitment of \$6 million (\$2 million each from the City, East Carolina University and Pitt County Memorial Hospital). Staff is currently in negotiations with Kimley-Horn and the Department of Transportation for planning design services. This project extends Tenth Street from Dickinson Avenue to Memorial Drive at Stantonsburg Road. The complete planning/design is scheduled to be completed December 2007; right-of-way acquisition is scheduled to be completed June 2009; and construction is scheduled to begin Fall 2009 and be completed Fall 2011.
9. Storm Drainage Improvements. The design contract for the \$5.1 million project is scheduled to be done April 2005 and the design completed Fall 2005. Construction Phase I, scheduled for FY 05-06, will include Village Grove/Chestnut Drainage Area, Skinner Street Culvert and Drainage Ditch, Dickinson/Chestnut Area, and Sylvan Drive Area. Construction Phase II scheduled for FY 06-07 will include Red Oak Drainage Area, Westhaven Subdivision and Colonial Heights Subdivision.

Mr. Tysinger concluded by stating that the projects explained total \$42,745,000. Other capital projects not detailed include Thomas Langston Road, West Third Street, Guy Smith Park Improvements, Red Oak Park Improvements, Regional Medical Center Enhancement, Charles Boulevard Enhancement Project, South Tar River Greenway, Sidewalk Construction Program, Old Pepsi Plant/Worthington Warehouse, Crepe Myrtle/Holiday Parking Lot, Intermodal Transportation Center, and Switching Yard Relocation.

## REPORT ON THE CITY'S CURRENT FINANCIAL CONDITION

Ms. Bernita Demery, Director of Financial Services, stated that at year-end, the City had \$2.5 million revenues over expenses and had received 56% of its revenues budgeted for the year. Nationally, the economic growth is projected at 3.2% in 2005 and inflation is projected to rise 2.3%. Last year inflation was at 3.3%. There is slow growth (2.8%) in spending and income, and there continues to be a decline in the US dollar. The State factors influencing the budget are expiration of the one half cent sales tax, a State budget hole of \$1 billion, and \$800 million needed for western counties for flood relief from last year. The local influences on the budget include the county revaluation increase of 30% without a tax rate adjustment, discussions around minimizing future tax increases for the \$20.8 general obligation bond, and the County's General Assembly sales tax initiative. Sales tax revenues are projected to be eight percent over budget at year-end based on five months. Local growth is up significantly. Statewide growth, however, is slower. Sales tax is projected to rise to \$10.9 million in 2005.

Ms. Demery stated that at December 31, 2004, revenues were \$8 million over expenses, and at December 31, 2003, revenues were \$7.4 million over expenses. With the tax revaluation, the \$.615 went to a revenue neutral rate of \$.521. With the 3.9 cents increase implemented in the 2004-05 budget, the tax rate went to \$.56. At the current time, property taxes and sales taxes are up, as is investment income. Revenues exceed expenses. There is \$10.9 million undesignated fund balance as of June 30, 2004 and it was \$7.1 million as of June 30, 2003. Designated fund balance was \$3.4 million as of June 30, 2004 and \$3.8 million as of June 30, 2003. Reserved fund balance was \$8.7 million as of June 30, 2004 and \$9.6 million as of June 30, 2003. Fund balance remains strong. Sales tax decisions have a major impact on the budget.

Ms. Demery stated that the debt as of December 31, 2004 was \$48.6 million, an increase from \$30 million at June 30, 2004. Of those funds, \$15.5 million is in bonds, \$26.3 is in certificates of participation, and \$6.8 is in installment purchases. The City has an excellent credit rating (Standard & Poor's upgraded the City to AA in August 2004 and the rating by Moody's is Aa3). There was \$2.6 million debt for equipment issued in August 2004; in September, \$16 million in debt was issued in certificates of participation, and the bonds approved in 2004 were \$20.8, \$12.7 million to be issued in October 2006 and \$8.1 million to be issued in October 2008. The debt per capita is currently \$533, an increase over the \$385 from 2004.

Ms. Demery concluded by informing the Council that Fire/Rescue Station #6, River Park North, Carver Library, Greenfield Terrace and City Hall will have an impact on the 2006 budget, as will increased debt service with the full year of COPS, higher installment purchases, and higher operational cost for growth. Some of the items that were budgeted for 1/2 year in the current budget will be budgeted for an entire year next year, having a significant impact on the budget. Other things to consider in upcoming budget years are funding new positions to manage growth, updating debt issuance plans, funding "unmet needs" for capital improvements, increased operations cost of the new facility and internal and external efficiencies.

## GOAL SETTING PROCESS

City Manager Bowers asked the Council to state their goals for the next year or two. These goals should relate to the City's mission statement. The goals and objectives provided by the Council are:

1. Form effective partnerships
  - Other governing bodies
  - Nonprofits
  - Businesses, etc.
  - Shaw, ECU and PCC to stimulate the City workforce
2. Organize City services to meet the needs of the citizens
  - Curbside refuse collection
  - Accelerate execution of approved projects
  - Sharing between City/GUC
  - Coordinate services and avoid duplication
  - Improve internal training
  - Keep focus on transition of duties and retraining of staff
  - One-stop shop for permits
3. Increase the technological capability of the City
  - Track citizen concerns
  - Enhance City web page
  - Building Inspections technology enhancements
  - Other departmental technology enhancements
4. Develop understanding and broader citizen participation in City government
  - Citizens Academy
  - Youth Council
  - Better utilization of Cable TV and second page of the utility bill for public information
5. Diversity
  - Reorganize government to reflect the community we serve
  - Celebrate the diversity of our citizens
    - Increase opportunities for different ethnic/racial groups to come together in positive opportunities
6. Emphasize the importance of neighborhood stabilization and revitalization
  - Preserve/prevent deterioration of single-family neighborhoods for more sustainable communities
  - Set up pilot program project in T.U.N.A. and all areas of City. Increase home ownership
  - Identify ways to assist neighborhoods to convert multi-family to single-family
  - More new housing construction in 45-block area
  - Look at boarded up houses (shorten time frame)

- Stay focused on revitalization block-by-block (MLK)
  - Expand loan program for conversion of rental property
  - Have open lines of communication with GHA—monitoring Section 8 distribution
  - More professional staff
  - More efficient production
  - Assisted living
  - Follow through on plans (i.e., Parks/Recreation Plan, Neighborhood Parks)
  - Develop a 20 to 30 year land plan
  - Identify land needs around South Central High School
  - Disposition of excess property
7. Promote economic development in the City
- More support in downtown area—minority businesses
  - Promote jobs with full benefits to enhance employee's quality of life
  - Promote/support small businesses
  - Retain industries
8. Provide a safe community
- Prevent youth violence
  - Lower crime rate
  - Increase community policing/public contact
  - Improve perception of police
  - Increase emphasis on crime prevention
  - Upper level of staff engagement within the community
9. Develop transportation initiatives to meet community growth and ensure a sustainable community
- Improve roads leading into and out of community
  - Develop initiatives/programs to reduce urban congestion
  - Promote/lobby for state and federal funding for local transportation improvements
10. Maintain the financial stability of the City
- Develop policy that increases opportunity for debt
  - Maintain excellent credit rating
  - Long-term financial plans for capital spending

City Manager Bowers informed the Council that in about a month, the Council will be provided with these goals, action items and timeframes for each along with the department that is responsible.

Upon being asked if Council would like to prioritize the items, Mayor Parrott stated they did not.

Council Member Little stated that after Council receives the action items, they may wish to prioritize them as this is a lot for one year. Council would like to start seeing results on some of the items.

ADJOURN

Motion was made by Council Member Council and seconded by Council Member Craft to adjourn the meeting at 12:30 p.m. Motion carried unanimously.

Respectfully submitted,

Wanda T. Elks, CMC  
City Clerk